

## **RESOLUTION NO. 2008-08 (Bollinger's Western Subdivision)**

**A RESOLUTION,** granting preliminary approval of "Bollinger's Western Subdivision".

**WHEREAS,** the Wenatchee Planning Commission held an open record hearing on January 30, 2008 at the hour of 5:30 p.m. for the purpose of taking public testimony regarding an application for a major subdivision described on Exhibit "A" attached hereto and incorporated herein as though fully set forth; and

**WHEREAS,** at the conclusion of the open record hearing on January 30, 2008, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low – RL zoning district and the Mixed Residential Corridor – MRC overlay within the City of Wenatchee.
2. The project site is approximately five (5) acres in size and rises to the west from Western Avenue. The property contains an existing house, garage and shed. The site has approximately 329 feet of frontage on Western Avenue and lines up with the intersection of Western Avenue with McKittrick Street. The properties to the east including McKittrick Street are outside the city limits.
3. A complete application was submitted by Jay Bollinger in accordance with Wenatchee Zoning and Subdivision Ordinances, at least forty-five (45) days prior to the Planning Commission hearing.
4. Appropriate notice of application and public hearing was sent in accordance with Wenatchee City Code, Title 10 Zoning and Title 13 Administration.
5. The application represents an 18 lot subdivision resulting in 3.6 units per net acre of land.
6. A SEPA Checklist has been submitted with the application materials.

7. Resource Lands and Critical Areas Ordinance has been consulted in reviewing this application.
8. Wenatchee Planning Commission is empowered by Wenatchee City Code (WCC), Title 13 Administration to hear Subdivision applications and forward recommendations to the Wenatchee City Council.

**WHEREAS**, at the hearing on January 30, 2008, the Wenatchee Planning Commission made the following conclusions:

1. The subject application demonstrates consistency with the development standards and procedural requirements of WCC, Title 10 Zoning and Title 12 Subdivision.
2. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the RL zone with 3.6 units per net acre.
3. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
4. The application, as conditioned, provides for circulation, light, air, recreation, public space and service needs of the developed tract and its relation to adjacent areas.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on January 4, 2008. The findings and conclusions of this declaration process are provided to the Planning Commission and herein adopted by reference.
6. A Geotechnical Analysis is necessary for this development.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF WENATCHEE** as follows:

***SECTION I***

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on January 30, 2008.

## ***SECTION II***

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on January 30, 2008, the City Council of the City of Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "Bollinger's Western Subdivision", subject to the following conditions:

1. Prior to final plat approval, the subdivision administrator shall be provided with a copy of the irrigation share segregation as approved by the Wenatchee Reclamation District.
2. Prior to final plat approval, irrigation right-of-ways for each parcel of land must be delineated on the plat pursuant to R.C.W. 58.17.310.
3. Power is available through electrical line extensions and upgrade of existing equipment may be required. Chelan County PUD will provide locations for access to the power lines and engineered plans for electrical system distribution throughout the subdivision, please contact Chelan County PUD --Tammy Snyder at (509) 661-4617.
4. Prior to final plat approval, snow storage easement in cul-de-sac and additional easements to accommodate planter strips and utilities must be provided.
5. Prior to final plat approval, provide a lot access plan for lots 1, 15, 16, 17, and 18. Lots 1 and 17 shall have access from the extension of McKittrick Street. Access to Lot 18 shall be designed so that vehicles will not be allowed to back out onto Western Avenue.
6. Prior to final approval, an engineered site grading plan is required as part of the design plan submittal. The grading plan shall show all cuts and fills necessary for rough grading and shall demonstrate feasibility of home construction on lots 1, 15, 16, 17, and 18 as provided in the plat application. As part of the subdivision improvements, grading shall be performed to the extent to control all stormwater and create the access to each lot. Erosion control shall be addressed as part of the engineered drawings. Engineered changes to building pad configurations may be handled at the building permit stage.
7. Prior to final plat approval, design plans shall be submitted, approved, and constructed to the satisfaction of the City Engineer.

a. Road Design:

- i. Road construction: Provide complete intersection design including data for the intersection of McKittrick Street and Western Avenue at the same point. Intersection angle of proposed roadway shall not exceed 75 degrees. Intersection profile shall not deviate from existing cross slope of Western Avenue by more than 2 percent. Show site distances on design plans. Interior streets shall meet the standards of city streets including planter strips. Interior road section shall consist of 3 inches HMA, 3 inches of crushed surfacing top course, and 9 inches of crushed surfacing base course. The engineer may submit for approval of an alternate design based on a pavement design study for the site as an alternative. Provide details of retaining walls or cut/fill slopes for roadway construction on design plans. Include necessary right-of-way and easements.
  - ii. Curb, gutter, and sidewalk: Sidewalk including approved ADA access ramps shall be provided at radius returns at new intersection prior to final plat approval. Other sidewalks for the proposed development shall be constructed to meet city standards and may be constructed at the time of building construction. The design plans shall include sidewalk design and appropriate details with notes explaining sidewalk construction at time of building construction if they are not to be constructed with the improvements. Standard curb and gutter including a curb cut for each lot shall be constructed prior to final plat approval.
  - iii. Signing and Stripping: All signing and striping shall be designed in accordance with the MUTCD. Modify the TWLTL to left turn storage onto A-Line from northbound Western Avenue. City will install stop and street signs.
- b. Storm sewer: A storm drainage report is required with submittal of the design plans. The plans and report shall cover conveyance, upstream/downstream drainage analysis, temporary erosion control, water quality in accordance with NPDES phase II regulations, detention, and any other storm system analysis necessary to demonstrate no impact to downstream property owners. A City storm drain system exists in Western Avenue that has capacity to accept stormwater from the site. Drainage from one lot to another or onto adjoining properties is not allowed. Drainage easements and conveyance facilities shall be provided. Trunk lines shall be provided with manholes per city of Wenatchee standards.
  - c. Sanitary sewer: Sanitary sewer shall be designed and constructed according to City standards. Individual sewer service shall be provided to

each lot. An 8" stub out currently exists in the vicinity of the intersection of Western Avenue and A-line – frontage fees apply, if utilized.

- d. Water: Final design plans shall include approved PUD water plan.
  - e. Plans, Specifications, and Estimates: Road and utility plans and specifications shall be submitted to the City Engineer for approval.
  - f. Prior to construction, approved plans and payment of all fees are required.
8. Prior to final plat approval, the below items must be accomplished to specifications approved by the Wenatchee Fire Marshal as follows:
- a. Additional fire hydrants shall be installed in locations so that distances to any lot do not exceed 250 feet
  - b. Road widths – 50 feet
  - c. Cul-de-sac radius – 55 feet
  - d. Depicted radius C-1 and C-17 at Western Avenue Juncture shall meet or exceed IFC requirements
  - e. No dips or humps in access shall preclude the Fire Department's ability to access said subdivision. Please contact the Fire Marshal for truck wheel base specifications and grade changes.
9. Prior to final plat approval, all structures that will be made non-conforming by this development shall be removed.
10. Prior to final plat approval, a geotechnical engineering analysis is required for the development of the subject property.
11. Prior to the issuance of building permits, except for demolition of existing buildings, a landscape plan meeting the requirements of the Wenatchee Landscape and Screening Chapter 10.62 of WCC shall be submitted and approved by the Dept. of Community Development.
12. That any sign used to identify the development shall be consistent with sign regulations, Chapter 10.50 of WCC.

PASSED BY THE CITY COUNCIL OF THE CITY OF

WENATCHEE, at a regular hearing thereof, this 14 day of February, 2008.

CITY OF WENATCHEE, a Municipal  
Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
VICKI REISTER, City Clerk

APPROVED:

By: \_\_\_\_\_  
STEVE D. SMITH, City Attorney